

Slaughter and Cullen

Item 46

C14-2019-0162

September 3, 2020

GR-CO to GR-CO





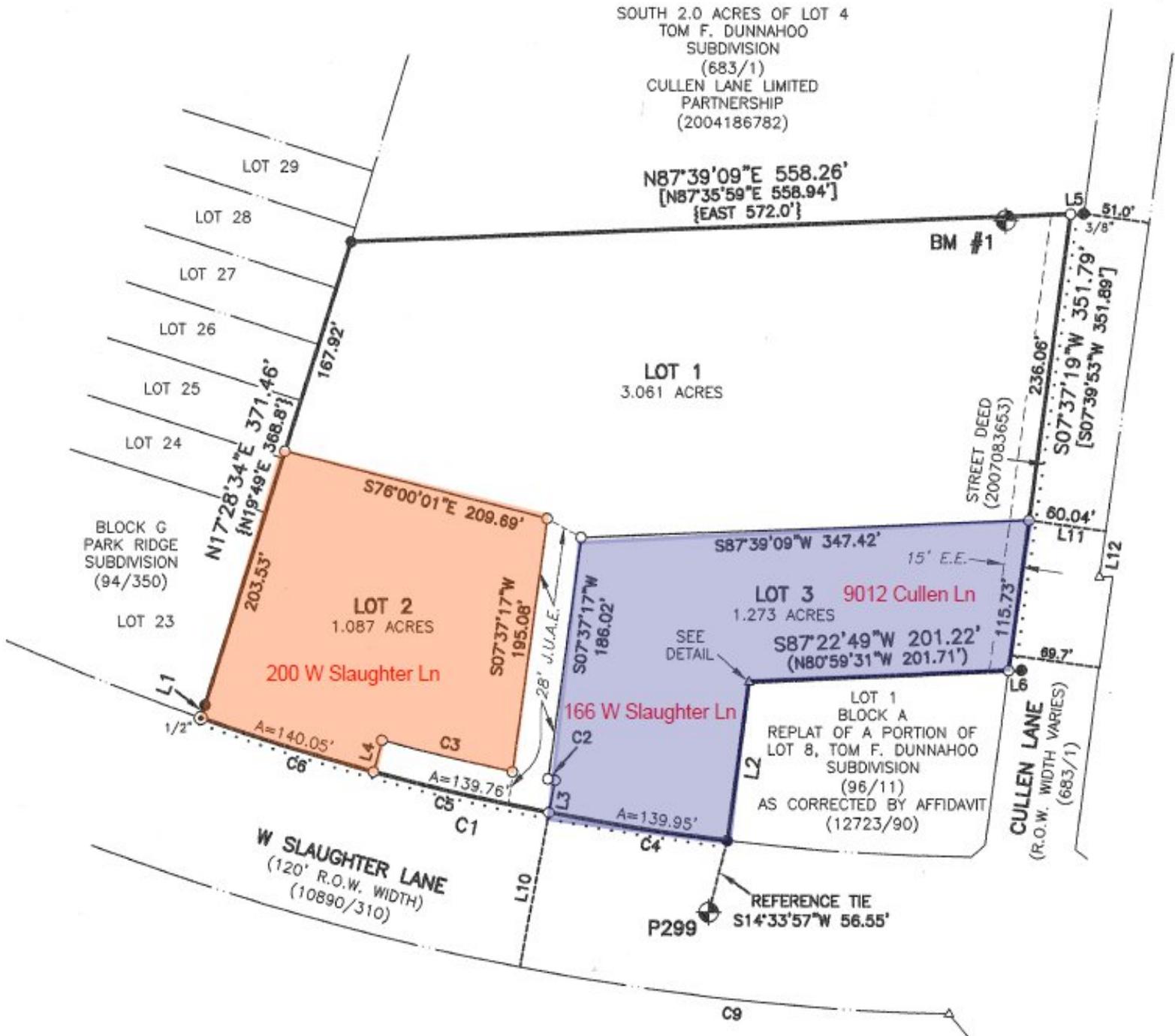
Rezoning Request

- ▶ Base Zoning stays the same
- ▶ 25 uses remain prohibited
- ▶ Restaurant would become a permitted use
- ▶ Prohibited Uses Per 2007 Zoning That Remain
 - Auto Rentals
 - Auto Repair
 - Bail Bond Services
 - Bed and Breakfast (all types)
 - Commercial Off-Street Parking
 - Exterminating Services
 - Funeral Services
 - Indoor Entertainment
 - Off-Site Accessory Parking
 - Outdoor Sports and Recreation
 - Automotive Washing (all types)
 - Club or Lodge
 - Drop-Off Recycling Collection
 - Hotel
 - Indoor Sports and Recreation
 - Outdoor Entertainment
 - Pawn Shop Services
 - Service Station
 - Urban Farm
 - Residential Treatment

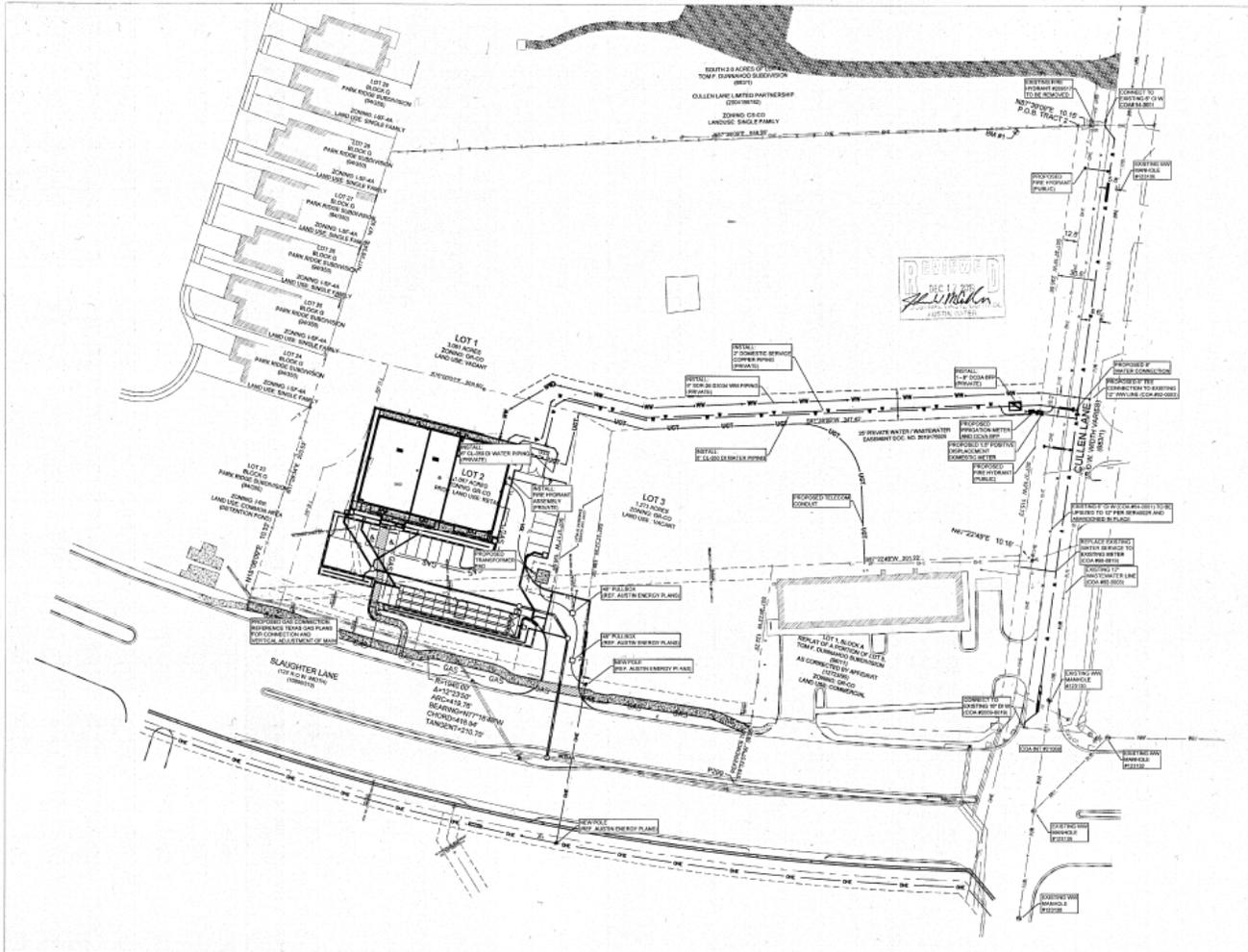
Additional Restrictions from 2007 Zoning To Remain

- ▶ Mandatory undisturbed vegetative buffer abutting single family residences and detention pond
- ▶ Scenic Roadway Sign District Regulations apply
- ▶ Construction Hours Restricted to 7 to 7
- ▶ No single-tenant building larger than 25,000 sq. ft.
- ▶ Any 24-hour business must be at least 200 feet from any residential property line
- ▶ No outdoor storage containers
- ▶ Restricted dumpster placement at least 150 feet from residential property line





Adjacent To Be Constructed Retail SP-2018-0394C



LEGEND

- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED LANDSCAPE AND ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING WASTEWATER MANHOLE

2018.04.24
C. Madam

REVIEWED
JAN 6 7 2019
C. Madam

WARNINGS
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS
BENCHMARK 1: 1111-2350P
BENCHMARK 2: 1111-2350P
BENCHMARK 3: 1111-2350P
BENCHMARK 4: 1111-2350P
BENCHMARK 5: 1111-2350P
BENCHMARK 6: 1111-2350P
BENCHMARK 7: 1111-2350P
BENCHMARK 8: 1111-2350P
BENCHMARK 9: 1111-2350P
BENCHMARK 10: 1111-2350P



Know what's below.
Call before you dig.

UTILITY PLAN APPROVAL SHEET OF 21
FILE NUMBER: SP-2018-0394C APPLICATION DATE: September 8, 2018
APPROVED BY COMMISSIONER ON _____ UNDER SECTION 512 OF CHAPTER 512, OF THE CITY OF AUSTIN CODE
EXPIRATION DATE: 08/01/2019 _____ (DATE MANAGER APPROVAL) PROPERTY EXPIRATION DATE: 08/01/2019
DATE FOR DEVELOPMENT SERVICES AGREEMENT RELEASED FOR GENERAL COMPLIANCE: 1/16/19 JOURNAL OR CD
Rev. 1: _____ Commission 1
Rev. 2: _____ Commission 2
Rev. 3: _____ Commission 3
Final plan was prepared by the Project Registration Team, if applicable. Subsequent Site Plans shall be in compliance with the Code unless otherwise noted, and all required Building Permits and/or other permits shall be obtained prior to construction. See also the applicable provisions in the Project Registration Team.

SLAUGHTER-CULLEN RETAIL CENTER SP-2018-0394C

Kimley Horn
200 W. SLAUGHTER LANE, SUITE 300
AUSTIN, TEXAS 78748
TEL: 512.476.1111
WWW.KIMLEYHORN.COM

PROJECT NO: 180927
DATE: JAN 2019
SCALE: AS SHOWN
DESIGNED BY: JMM
CHECKED BY: JMM

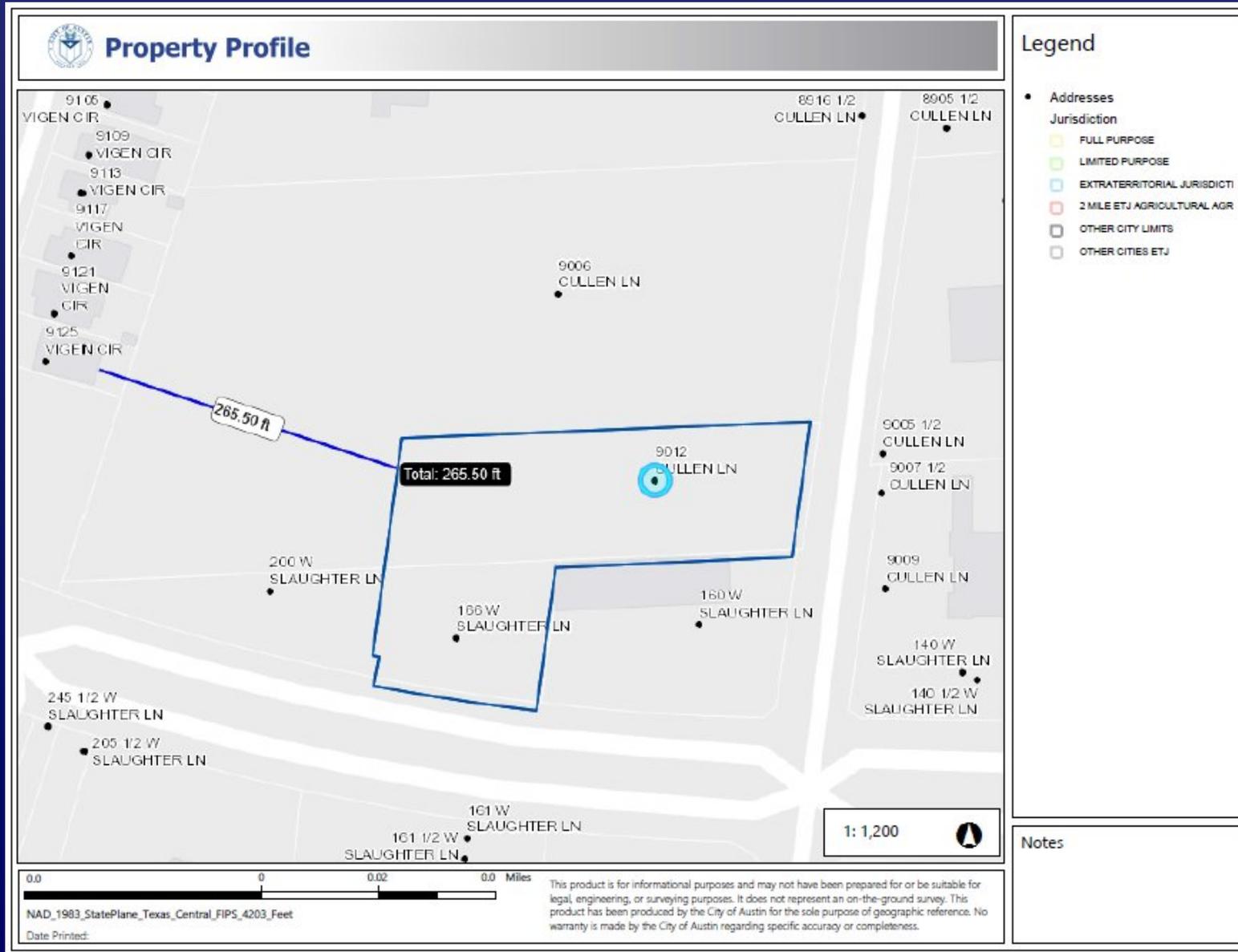
90927

OVERALL UTILITY PLAN

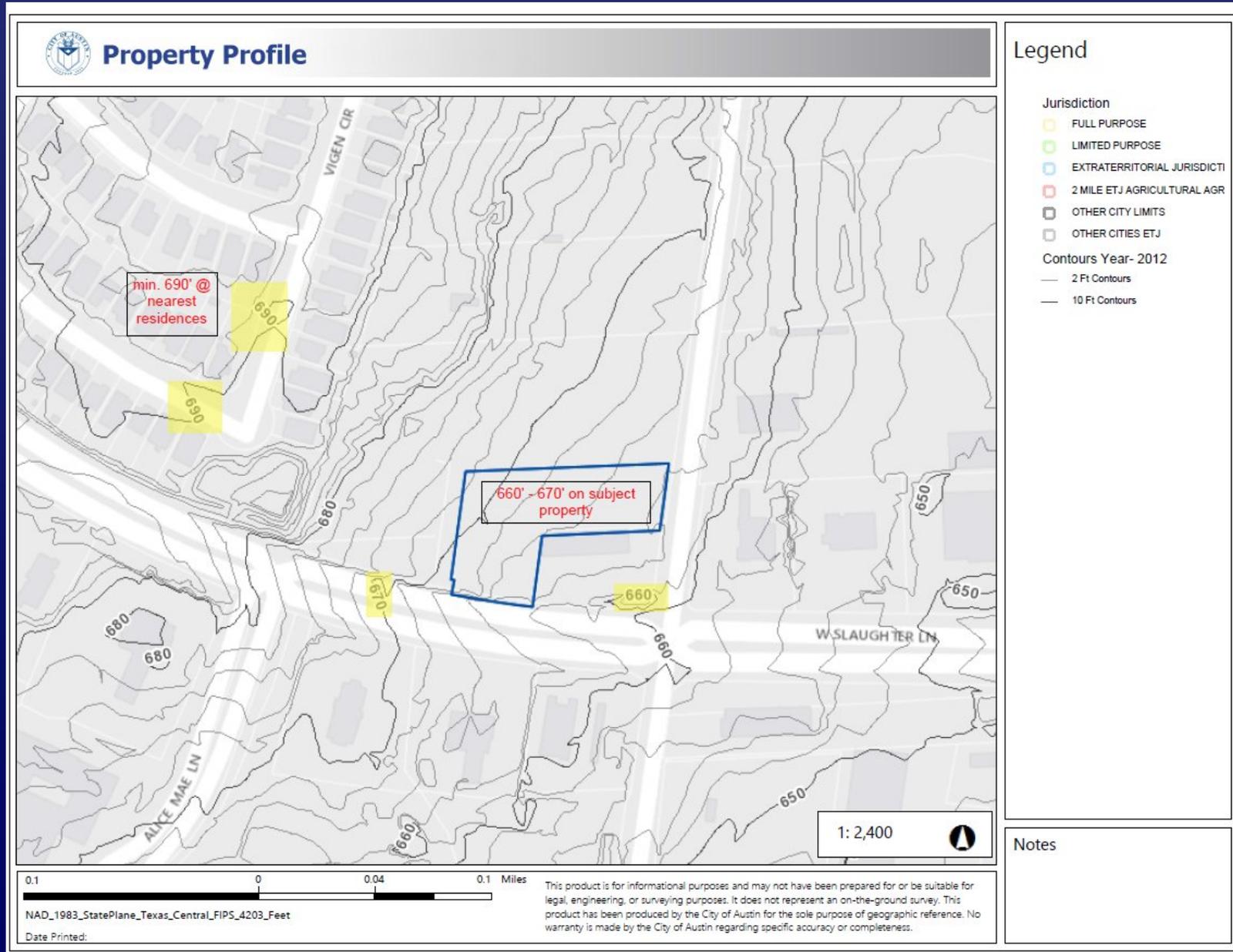
SLAUGHTER-CULLEN
RETAIL CENTER LANE
200 W. SLAUGHTER LANE
AUSTIN, TX 78748

SHEET NUMBER
22

Distance to Park Ridge Neighborhood



Topographical Map



Zoning Request

- Existing Zoning: GR-CO
- Proposed Zoning: GR-CO*

*to change a condition of zoning to allow for restaurant use.

Staff: Recommended

ZAP: Recommended